

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/52 Albert Road Hallam VIC 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Hallam

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

3/85-87 Frawley Road Hallam VIC 3803	\$355,000	29-May-20
24/8-10 Belgrave-Hallam Road Hallam VIC 3803	\$375,000	23-Jul-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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3/85-87 Frawley Road Hallam VIC 3803

Sold Price

\$355,000

Sold Date **29-May-20**

2 1 1

Distance **0.52km**



24/8-10 Belgrave-Hallam Road Hallam VIC 3803

Sold Price

\$375,000

Sold Date **23-Jul-20**

2 1 1

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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